ENDEAVOR

OFFERING MEMORANDUM

5140 EL CAJON BLVD

4404-16 52ND STREET

San Diego, California 92115

OFFERED AT

$1,250,000

BUILDING SF	LOT SIZE	ZONING	UNITS	GROSS/MO
±5,105 SF	6,043 SF	CUPD-CU-2-4	4	$6,265

ENDEAVOR

Christopher Roberson

619-559-7002

chris@endeavorfly.com

License #: 01935221

EXECUTIVE SUMMARY

MIXED-USE CORNER INVESTMENT

OFFERING PRICE	**$1,250,000**
LOT SIZE	**6,043 SF**
BUILDING SIZE	**±5,105 SF (est.)**
RETAIL	**3,540 SF — 2 units**
RESIDENTIAL	**1,565 SF — duplex**
ZONING	**CUPD-CU-2-4**
OVERLAY	**Housing Solutions — Transit Zone**
CORNER	**4-Way Signalized Intersection**
MONTHLY GROSS	**$6,265 / month**
ANNUAL GROSS	**$75,180 / year**
OPPORTUNITY	**Owner-User / Value-Add / Redevelopment**

INVESTMENT OVERVIEW

5140 El Cajon Boulevard and 4404-16 52nd Street present a rare opportunity to acquire a mixed-use corner asset at a four-way signalized intersection in San Diego's Mid-City submarket. Two retail suites (3,540 SF) and a residential duplex (1,565 SF) across two structures on a 6,043 SF lot. Most units on shorter-term and month-to-month leases — immediate flexibility for an owner-user, value-add investor, or redevelopment buyer.

Current in-place rents of $6,265/month are below market, with stabilized potential of ~$10,000/month. Month-to-month tenants, with a 60-day landlord termination clause on the bakery retail unit, provides near-term optionality without long-dated lease obligations. Zoned CUPD-CU-2-4 within Complete Communities — Tier 3, FAR 6.5. Also within a Transit Overlay. Buyer to independently verify all entitlement parameters with the City of San Diego.

INVESTMENT HIGHLIGHTS

SIGNALIZED HARD CORNER — ~30,000 CARS PER DAY

Four-way signalized intersection with dual street frontage on El Cajon Blvd and 52nd Street. Approximately 30,000 vehicles pass this corner daily — exceptional retail visibility and foot traffic exposure.

OWNER-USER READY

60-day landlord termination right on bakery unit. Remaining tenants month-to-month. Near-term flexibility.

VALUE-ADD RENTS

In-place rents of $6,265/mo below market. Stabilized potential ~$10,000/mo upon rollover.

REDEVELOPMENT UPSIDE

CUPD-CU-2-4, Complete Communities Tier 3 — FAR 6.5 (~39,280 SF). Transit Overlay may expand further.

LONG-TERM TENANCY

Retail tenants since 2010 and 2013. Residential family tenant since 2013.

SDSU PROXIMITY

~1.5 miles from San Diego State University supporting strong retail and residential demand.

PROPERTY & UNIT MIX

SITE CONFIGURATION AND CURRENT RENT ROLL

PROPERTY DETAILS

ADDRESS	**5140 El Cajon Blvd / 4404-16 52nd St San Diego, CA 92115**
LOT SIZE	**6,043 SF**
BLDG SIZE	**±5,105 SF (est.); tax records: 4,800 SF**
ZONING	**CUPD-CU-2-4**
OVERLAY	**Complete Communities — Transit Zone**
RETAIL	**2 suites — 3,540 SF total**
RESIDENTIAL	**Duplex — 1,565 SF total**
OCCUPANCY	**All 4 units currently occupied**

CURRENT UNIT MIX

4414 and 4416 52nd Street are leased together by the same family at a combined monthly rate.

<table>
<tr><th>UNIT</th><th>TYPE</th><th>SF</th><th>TENANT</th><th>CURRENT RENT</th><th>PRO FORMA RENT</th><th>LEASE END</th><th>NOTES</th></tr>
<tr><td>5140 El Cajon</td><td>Retail — Inline</td><td>1,530 SF</td><td>Jho's Bread Basket</td><td>$1,500</td><td>$3,060</td><td>Mar 31, 2028</td><td>60-day termination option upon sale or renovation. Tenant since 2010.</td></tr>
<tr><td>5140B El Cajon</td><td>Retail — Corner</td><td>2,010 SF</td><td>Karaoke Equipment</td><td>$2,383</td><td>$4,020</td><td>MTM</td><td>MTM. Tenant since 2013.</td></tr>
<tr><td>4414 52nd St</td><td>Residential</td><td>~783 SF</td><td rowspan="2">One family renting both</td><td rowspan="2">$2,382 (combined)</td><td>$1,565</td><td rowspan="2">MTM</td><td rowspan="2">Both units rented to one family. MTM. Tenant since 2013.</td></tr>
<tr><td>4416 52nd St</td><td>Residential</td><td>~782 SF</td><td>$1,565</td></tr>
<tr><td>TOTAL</td><td>4 Units / 3 Tenants</td><td>5,105 SF</td><td>—</td><td>$6,265 / mo</td><td>$10,210 / mo</td><td>—</td><td>Pro Forma Annual: ~$122,520</td></tr>
</table>

CURRENT GROSS	PRO FORMA GROSS	CURRENT ANNUAL	PRO FORMA ANNUAL
$6,265 / mo.	**$10,210 / mo.**	**$75,180 / yr.**	**$122,520 / yr.**

* Current rents are below market. 60-day termination clause on 5140 El Cajon Blvd only. Buyer to verify all lease terms.

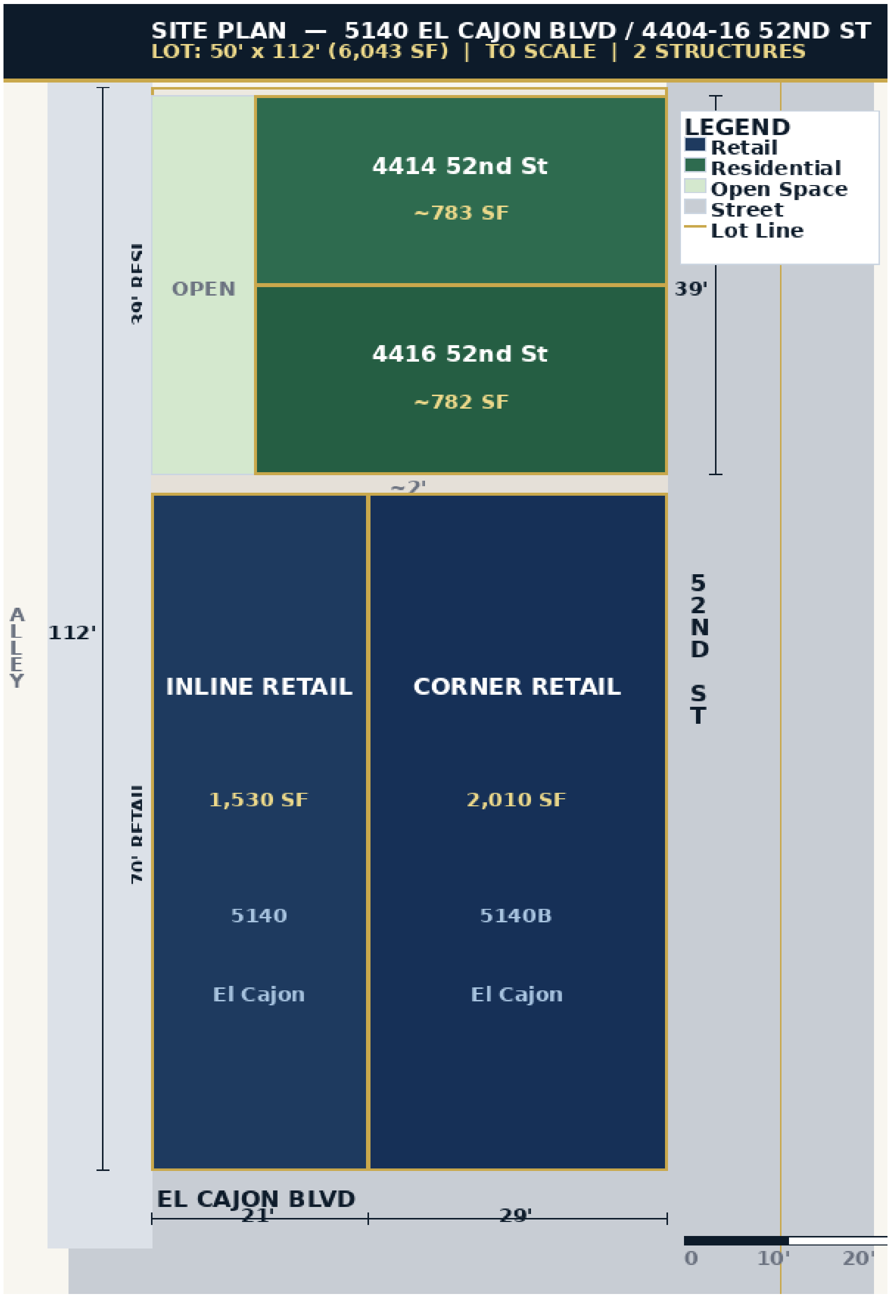
* Duplex is currently leased to one family, and rented out as a single family home. Seller believes he purchased a duplex. Buyer to investigate.

* Pro forma numbers based on $2.00/SF gross rents.

SITE PLAN

PROPERTY LAYOUT — TO SCALE

Drawn to scale (1 ft = 7 px). Lot: 50' wide × 112' deep (6,043 SF). Two separate structures.



Site plan is conceptual and for illustrative purposes only. Buyer to verify all dimensions and configurations.

AERIAL PHOTOGRAPHY

PROPERTY & CORRIDOR VIEWS

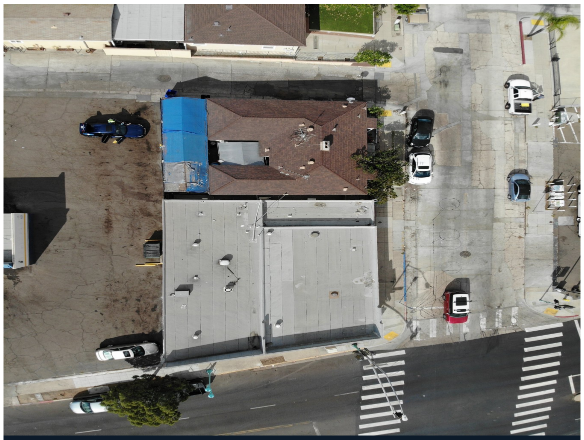
BUILDING FACADE — EL CAJON BLVD FRONTAGE

AERIAL — SE CORNER WITH 52ND ST

AERIAL OVERVIEW — NORTHEAST

STREETSCAPE — BOULEVARD ACTIVITY

WIDE CONTEXT — EL CAJON BLVD CORRIDOR



OVERHEAD — ROOF PLAN & SITE FOOTPRINT

PROPERTY POSITIONING

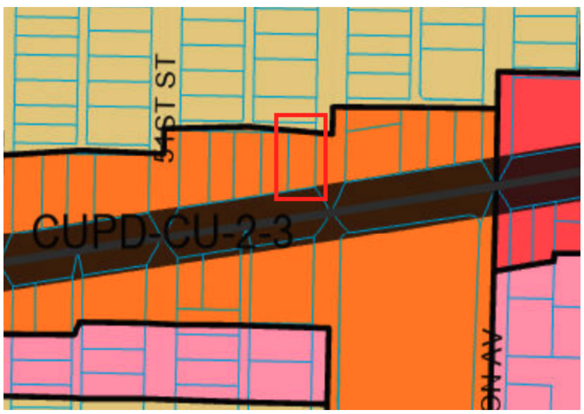
LOCATION CONTEXT AND MARKET OVERVIEW

EL CAJON BOULEVARD — MID-CITY

One of San Diego primary east-west commercial arterials, carrying ~30,000 vehicles per day. Strong retail and residential demand from a dense, transit-dependent population between SDSU and Mid-City.

Population (1 mi)	**~28,000**
Avg. Daily Traffic	**~30,000+ VPD**
SDSU	**~1.5 miles east**
Downtown SD	**~5 miles west**
Transit	**Multiple MTS Bus Lines**
Corner	**4-Way Signalized**

ZONING & ENTITLEMENT CONTEXT



BASE ZONING — CUPD-CU-2-3

Subject parcel (red outline) — Central Urbanized Planned District, pedestrian-oriented commercial and mixed-use.

COMPLETE COMMUNITIES — FAR TIER 3 (6.5 FAR)

Subject falls within Tier 3 (teal) — up to 6.5 FAR. At 6.5 FAR on 6,043 SF lot: ~39,280 SF allowable. Buyer to verify.

REDEVELOPMENT OPPORTUNITY

BASE ZONING — CUPD-CU-2-4

Central Urbanized Planned District. Intended for pedestrian-oriented, high-density residential. Base FAR: 2.0, density 600 SF/DU (~10 units by-right on 6,043 SF lot).

COMPLETE COMMUNITIES — TIER 3

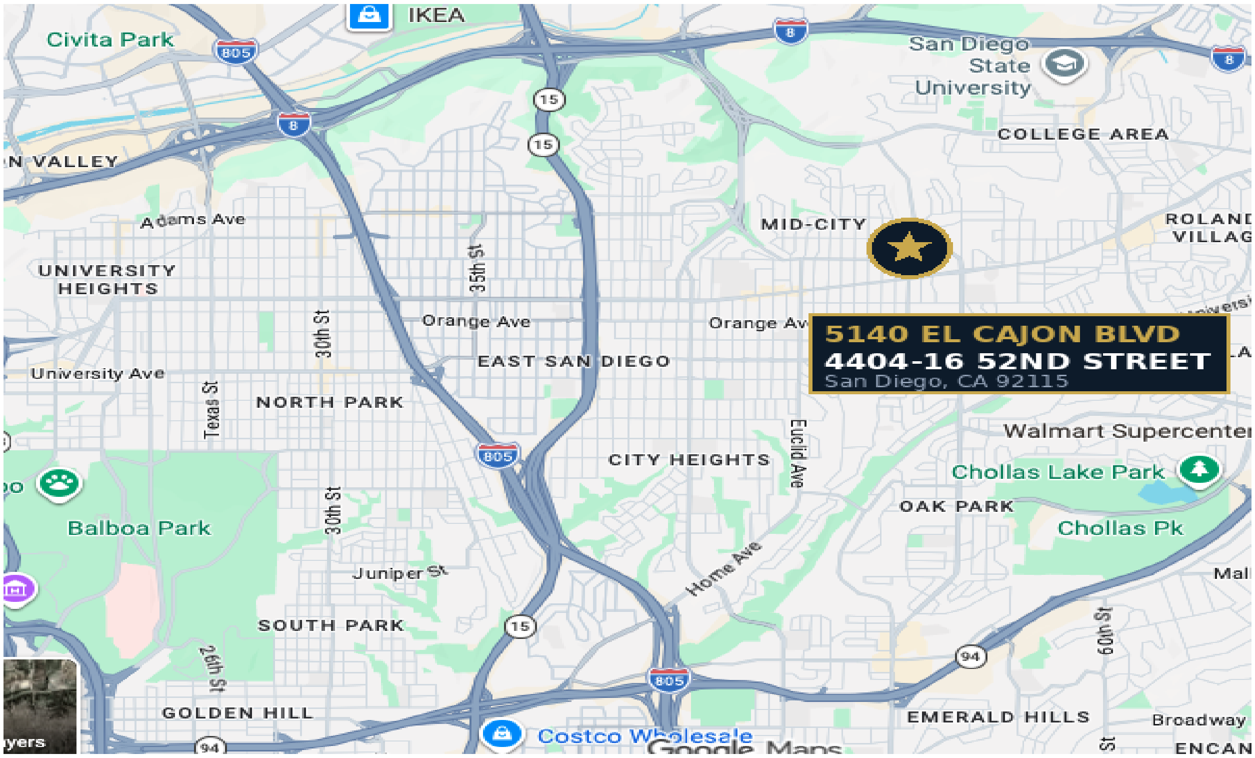
FAR 6.5 by-right (~39,280 SF on this lot). Significant density increase over base zoning. Buyer to independently verify with City of San Diego.

TRANSIT OVERLAY

Subject is within a Transit Overlay zone. SB 79 (2025) may further expand entitlement potential along El Cajon Boulevard.

Buyer to independently verify all entitlement parameters with the City of San Diego Development Services Department prior to any investment decision.

LOCATION MAP



CONTACT

LISTING BROKER

ENDEAVOR

Christopher Roberson

619-559-7002 **chris@endeavorfly.com**

License #: 01935221

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Endeavor solely for informational purposes and does not constitute an offer to sell or solicitation to buy. Information has been obtained from sources believed reliable; however, Endeavor makes no representations or warranties as to accuracy or completeness. Building size is an owner estimate of approximately 5,202 SF; tax records reflect 4,800 SF. Prospective purchasers must conduct independent due diligence including physical inspection, title review, environmental assessment, zoning verification, lease review, and financial analysis. All projections and estimates are subject to change. The seller reserves the right to negotiate with any party and accept or reject any offer at sole discretion. CA DRE Lic. 01935221.

CONFIDENTIAL INVESTMENT OFFERING | JULY 2026